

ROGER BENSON, ET UX,
GRANTORS

TO

EUGENE O'NEAL HOOVER, JR., ET UX
GRANTEES

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, (\$10.00), cash in hand paid, the receipt of which is hereby acknowledged, We, ROGER BENSON and wife, DIANE L. BENSON, do hereby sell, convey and warrant unto EUGENE O'NEAL HOOVER, JR., and wife, DEBRA A. HOOVER, as Tenants by the Entirety with full survivorship rights and not as Tenants in Common, the land lying and being situated in Desoto County, Mississippi, more particularly described as follows, to-wit:

4.0 acre lot as part of the Olita 10.0 acre tract situated in Section 16, Township 1 South, Range 6 West, Desoto County, Mississippi, more particularly described as BEGINNING at a point in the east li8ne of Section 16, Township 1 South, Range 6 West, said point being 1154.95 feet north of the southeast corner of said section and being a point in the center of State Line Road; thence south 85 deg. 45' west 685.5 feet along State Line Road to the northeast corner of the Olita tract and being the point of beginning of the following lot; thence south 5 deg. 20' east 827.1 feet to the southeast corner of the Olita Tract; thence south 85 deg. 45' west 210.66 feet along the south line of the Olita tract to a point; thence north 5 deg. 20' west 827.1 feet to the point in State Line Road; thence north 85 deg. 45' east 210.66 feet to the point of beginning and containing 4.0 acres more or less. All bearings are magnetic.

The Warranty in this deed is subject to subdivision and zoning regulations in effect in Desoto County, Mississippi, and rights of way and easements for public roads and public utilities.

Taxes for the year 1988 are to be prorated and possession is to take place upon delivery of this deed.

WITNESS OUR SIGNATURES this the 18 day of August, 1988.

[Signature]
ROGER BENSON
[Signature]
DIANE L. BENSON

STATE OF MISSISSIPPI
COUNTY OF DESOTO

PERSONALLY appeared before me, the undersigned authority in and for said County and State, the within named ROGER BENSON and wife, DIANE L. BENSON, who acknowledged that they signed and delivered the above and foregoing warranty deed on the day and year therein mentioned as their free and voluntary act and deed.

GIVEN UNDER MY HAND and Official Seal of office this the 18 day of August, 1988.

MY COMMISSION EXPIRES:
11/3/91
(seal)

[Signature]
NOTARY PUBLIC

Filed @ 9:00 A Ma 22 Aug 1988
Recorded in Book 207 page 270
W. E. Davis, Chancery Clerk

GRANTORS ADDRESS: 7461 EASTOVER OLIVE BRANCH, MS 38654 895-4860
GRANTEES ADDRESS: 2744 Harbor Station Memphis, TN 38115 362-6244